

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

**Comments:**

No Comments.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

#### **Comments:**

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license prior to applying for a building permit. This application shall include calculations supporting site design and compliance with South Florida Water Management Design criteria, with adequate measures for on site retention of surface water runoff. Additional water quantity criteria shall be demonstrated for development roadway and finish floor as well as any discharge to offsite water bodies or drainage facilities under City, County, or State's jurisdiction.
2. This site will apparently generate approximately 147 trips per day (4.18 TPD/unit).
3. Sheet A-3 indicates ramp slope of 13.7% on north garage entrance. The maximum slope permissible by City Code is 12%. Sheet A-4 as well must be revised to comply with City Code Section 47-20.9.
4. The engineer shall add appropriate markings and signage to either a separate plan or the site plans to clearly indicate traffic operations for this site. The four (4) proposed ingress and egresses are of concern to engineering staff on this segment of right of way. The plan shall be reviewed by the City's selected traffic consultant for the assurance that safe circulation can occur as proposed.
5. The architectural site and floor plans indicate parking without specifically dimensioning it. Please dimension at least one of each type of space and indicate as typical.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Page 2

DRC Case No. 135-R-02

November 26, 2002

6. Dock and related marine structures require separate engineering and building reviews and permits. The applicant is referred here to Section 8-91 and 47-19.3 of the City's Code for limitations for construction of these facilities.
7. Please dimension the public sidewalk along property line.
8. The front project sign shown on Sheet A-2 is located partially within the required clear 10 X 10 foot clear sight triangle. This triangle is formed at each edge of drive intersection with the property line.
9. Trees and other significant landscaping proposed along the north side of the building should be kept completely outside the existing four (4) foot easement to protect the existing 30 inch stormwater outfall piping. Owner or agent may provide a copy of the recorded deed for additional evaluation of any allowances or simply remove that landscaping from the easement.
10. Engineer's plan Sheet C-2 shall indicate the existing 30-inch storm outfall through the north four (4) foot utility easement on lot 11.
11. Proposed 4-inch domestic meter and 6-inch fire service require utility service applications prior to installation.
12. Engineer shall draft the 10 X 15 ft. utility easement around the meter and add the appropriate 4-inch compound meter vault detail to sheet C-2 or the water detail sheet.

Additional comments may be provided at the DRC meeting

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

**Comments:**

1. Provide a flow test.
2. 412 of the FBC applies to this project.
3. Exits must be remote. NFPA 101-2000, 7.5.1.4.
4. Exits must be connected by corridor. NFPA 101, 7.5.1.2
5. Dock fire line required at permit as per FFPC, F-20.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
954-828-5790

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

#### **Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

#### **Recommendations:**

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Page 2  
DRC Comments  
Case No. 135-R-02  
November 26, 2002

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

**Comments:**

1. Provide an "overlay" of the area calculations to verify that the minimum 25% site pervious area requirement is met. Note that pervious area is defined as "That non-compacted land located at ground level, open to the sky allowing passage of air and water to the subsurface and used and set aside for landscaping".
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Any overhead lines should be placed underground.
3. Indicate any existing trees or palms, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "large, desirable trees". If applicable, trees or palms which would be considered good candidates for relocation should be relocated. Special requirements may apply to any "speciman" trees (if any). Otherwise, the equivalent replacement for removed trees to be above minimum site Code requirements.
4. Incorporate shade trees into the street tree scheme. ½ of the street trees should be shade trees.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Lois Udvardy  
954-828-5862

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

This proposal is for a 12-story (9 stories above a 3-story parking garage), 120', 35-unit condominium in IOA zoning district in the Central Beach RAC. A Site Plan Level IV review (PZ and City Commission) is required.

#### **Comments:**

1. Pursuant to Sec. 47-12.5.D.1.d, development requires review by the Planning and Zoning Board and City Commission as a Site Plan Level IV for reduction of required setbacks. (Required side and rear setbacks are one-half ( $\frac{1}{2}$ ) the height of the building).
2. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as part of the site data information area, and any request to modify the setbacks is to be noted on the site plan.
3. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
4. Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines Criteria prior to item being placed on the Planning and Zoning Board agenda. In addition, cite project's compliance the Design Compatibility Criteria as per ULDR Sec. 47-12.
5. Indicate in text narrative how this proposal meets Adequacy Requirements of Sec. 47-25.2.
6. Describe in further detail the architectural style of the proposed building. Indicate significant design elements.



# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Page 2

DRC Case No. 135-R-02

November 26, 2002

7. Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being place on the Planning and Zoning Board agenda (Sec. 47-25.2.Q.).
8. Property must be replatted and such plat shall be recorded in the public records of Broward County prior to a building permit being issued. Pursuant to Sec. 47-25.2.F. Parks and Open Space, plat is subject to a Park Impact Fee.
9. Describe shaded areas on elevations. Show beyond entry. Provide a cross section of the front.
10. Provide a detail indicating density of the garage grills.
11. Label elevations north, south, east and west instead of front, rear, etc.
12. Provide the setback lines and property lines on all floor plans, the landscape plans and all elevations.
13. Comply with Sec. 47-25.2.P. concerning archaeological significance.
14. Provide dimensions for proposed docks. Refer to Sec. 47-19.3. Contact Jamie Hart, Supervisor of Marine Facilities (828-5423), to determine whether a waiver will be required for finger piers. Provide width of waterway on site plan. Label plans indicating no liveaboards at docks.
15. Provide a 7-foot sidewalk along Bayshore Dr.
16. Indicate and provide screening for all mechanical equipment on site.
17. Indicate outline of structures(s) in area not included as part of the site plan, i.e., adjacent building outlines.
18. Provide a Traffic Impact Study.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Page 3  
DRC Case No. 135-R-02  
November 26, 2002

19. Discuss landscaping along waterway with Landscape representative.
20. Indicate project sign on elevation.
21. On Sheet A-9, label the height on both building sections.
22. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.
23. Discuss the amount of driveways with Engineering representative.
24. Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.
25. Turning radii in garage must be of broom finish to eliminate noise. Discuss lighting.
26. Additional comments may be forthcoming at DRC.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

#### **Comments:**

1. Is impact resistant glass being installed?
2. All Doors should be steel with steel framing.
3. Will all private resident overhead garage doors have secondary locking device?
4. Each two car garage should have exit/entry mirrors and panic activation capabilities.
5. Interior garage doors leading into the stairways should be on a card access system.
6. Will there be any lobby security, either a posted guard or CCTV?
7. CCTV should be placed in the lobby area covering the entrance and reception desk.
8. The parking garage should have CCTV. An emergency phone system should also be installed.
9. How will resident/guest parking be regulated? Parking garage should have privacy gate with card access.
10. Each exterior door should have an annunciator to alert security when a door is standing open.
11. All private entrance doors should be controlled by door access system.
12. Lobby elevator entry area should have CCTV. Will floor level be regulated?

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Page 2

DRC Case No. 135-R-02

November 26, 2002

13. Tenant storage area should have CCTV.
14. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
15. Each unit should have its own security system to include panic, ambush, and fire protection.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:**       Redevelopment Services                               **Member:**   Chuck Adams  
                      Marine Facilities   954-828-6854

**Project Name:**   Royal Atlantic Development, LLC/  
                          Royal Atlantic                                       **Case #:**     135-R-02

**Date:**            11/26/02

**Comments:**

The City Commission has requested that beach development projects be presented to the Beach Redevelopment Advisory Board for informational purposes.

To be scheduled on the December 16, 2002 meeting of the Board, please contact prior to November 29, 2002, the Boards staff liaison:

Chuck Adams, Manager  
Redevelopment Services and Marine Facilities  
634 Northeast 3<sup>rd</sup> Avenue 2<sup>nd</sup> Floor  
Fort Lauderdale, FL 33304  
954 828-6854  
e-mail: [chucka@ci.ftlaud.fl.us](mailto:chucka@ci.ftlaud.fl.us)

CC: Beach Redevelopment Advisory Board

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Royal Atlantic Development, LLC/  
Royal Atlantic

**Case #:** 135-R-02

**Date:** 11/26/02

**Comments:**

1. The required side and rear yards shall be equal to one half (1/2) the height of the building pursuant to section 47-12.5.D.1.d, but if approved as a Site Plan Level IV may be reduced.
2. Provide a narrative outlining point by point how the proposed project complies with the City's Beach Guidelines Criteria and Design Compatibility Criteria of section 47-12.
3. Building height shall be measured from grade pursuant section 47-2.
4. Ramp slope exceeds twelve (12%) percent pursuant to section 47-20.9.A.3 level 2 of the parking garage.
5. Provide a narrative of the operation of the fitness area and social room indicating the use for residence and their guest only.
6. Label elevation north, south, east and west.
7. Provide setback and property lines on floor plans.
8. A seven (7) foot sidewalk is required along the property lines.
9. Additional comments may be forthcoming at DRC meeting.